

Quality of the future Employment Space

Employment Space - Existing Building



Internal views of existing commercial space (Unit 1)
Ground Floor Level

Employment Space - Proposed Building





Internal views of existing commercial space (Unit 1)
Mezzanine Level



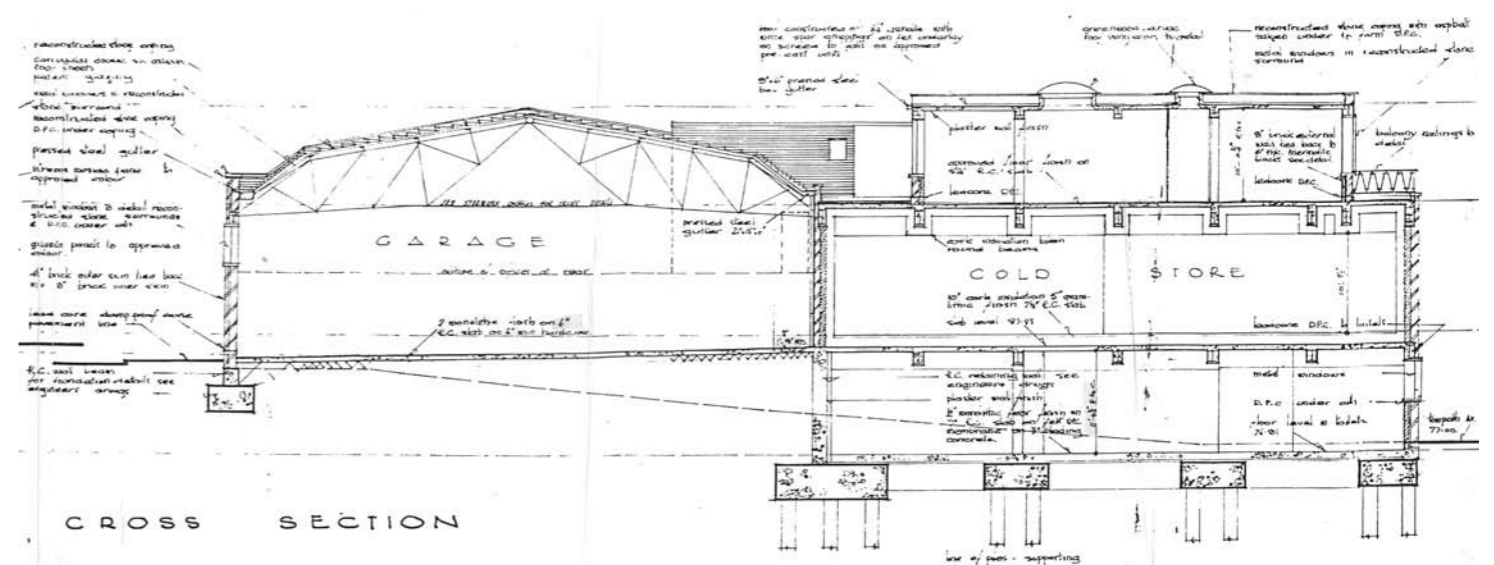
Internal views of existing commercial space (Unit 1)
Ground Floor Level

The existing building comprises two separate commercial units, which were once one joint space occupied by an electronic company.

The building, currently B1 light industrial use is coming to the end of its life and needs major updating to be marketable of an economical rent in the future. Numerous defects are already evolving in the whole building, which has mostly no external insulation.

Both units currently have goods in access and vehicles all along the Bonny Street facade, which causes a constant nuisance to the residents of the area. The existing Unit 1 located in 144-146 Camden Street has been vacant since April 2014. From the two available levels of this unit only the ground floor is actually fully usable, rather as workshop space. A mezzanine was introduced a few years ago, but only with small areas of sufficient headroom due to roof trusses, which are below head height. Only the mezzanine level enjoys good natural light through roof lights, where as the ground floor is mainly without natural light apart from a few outside windows along Camden Street.

Existing Unit 2 located in 140-142 Camden Street is only accessible through the main entrance and staircase and currently leased to the British Transport Police. Even though this unit is treated as one it is divided into three levels connected by the semi-public staircase and without a joint lobby, making an efficient control of access difficult. Lower ground and ground floor level are only supplied with sufficiently lit spaces along the facade leaving large parts in the centre of the floor without natural light. BTP left the leasehold before the end of the term due to restructuring and the property has been vacant since April 2014 therefore the whole site is now available for a new development.



Section through existing building
(Garage=Unit 1; Cold Store=Unit 2)



Proposed internal view from the Mezzanine Level



Proposed internal view of Lower Ground Floor

The proposed development will provide two independent commercial units. It is the intention of the scheme to improve the quality of the proposed commercial spaces in order to attract a wider range of uses and leaseholder clients. This should also have an upgrading effect on the whole area and fit in to recent developments in the area.

In order to minimize any nuisance to the residents in Bonny Street, the entrances of both units are facing Camden Street. Only the goods entrance of Unit 2 will be at the beginning of Bonny Street.

Research into the requirements for commercial space showed the need for good headroom, daylight and insulation and flexible space.

The proposed Unit 1 is accessible from the corner of Bonny and Camden Street, occupying almost the whole footprint of the site in the Lower Ground Floor and the Ground Floor of Block B. With its 5m high ceiling and fully glazed facade the Ground Floor level

is very well lit and allows to put in two mezzanine levels which are located at the courtyard facade. In the Lower Ground Floor a maximum of natural light is supply by a courtyard-like spacious light well in the centre, another light well opening up towards the Camden Street facade in the Ground Floor and windows all along the Regent's Canal facade. The light well in the courtyard is design to work as a green space for the unit. A goods and a passenger lift connecting both main levels of the unit.

Proposed Unit 2, accessible from a separate entrance next to the Shirley House site, is smaller than Unit 1 and arranged only in the Ground Floor level of Block C & D. With the same floor to ceiling height as Unit 1 this unit has as well two mezzanine levels facing the courtyard. Floor to ceiling height glazing on the canal side as well as on the courtyard facade allows a full view onto the Regent's Canal even from the higher mezzanine level.

Commercial Areas (GIA)

Existing Areas (GIA)

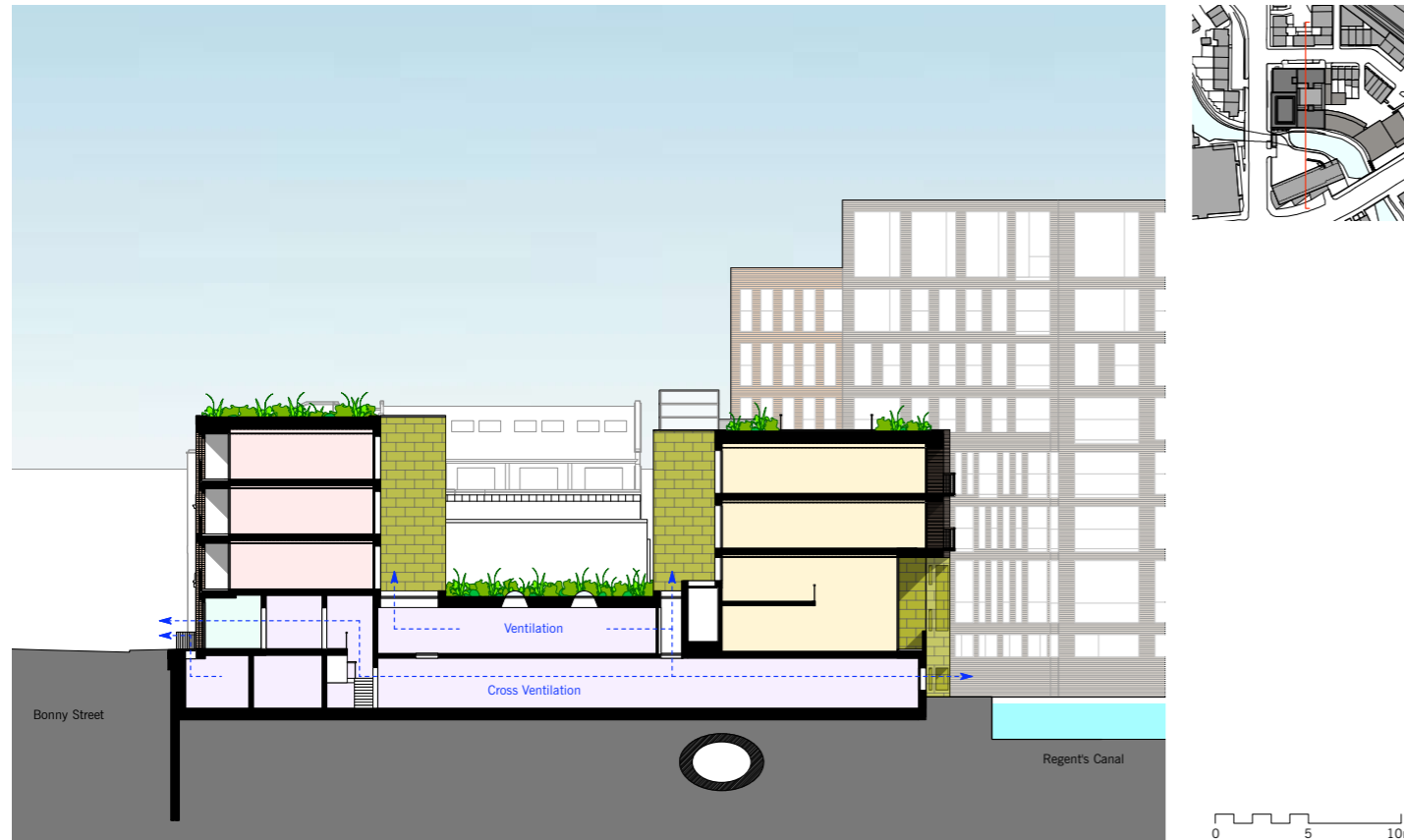
Unit 1	(Bonny Street)	973 m ²	10,473 ft ²
Unit 2	(Canal Side)	1604 m ²	17,265 ft ²
Total Areas - Existing Commercial		2577 m²	27,739 ft²

Proposed Areas (GIA)

Total Areas - Poposed Commercial		1803 m²	19,407 ft²
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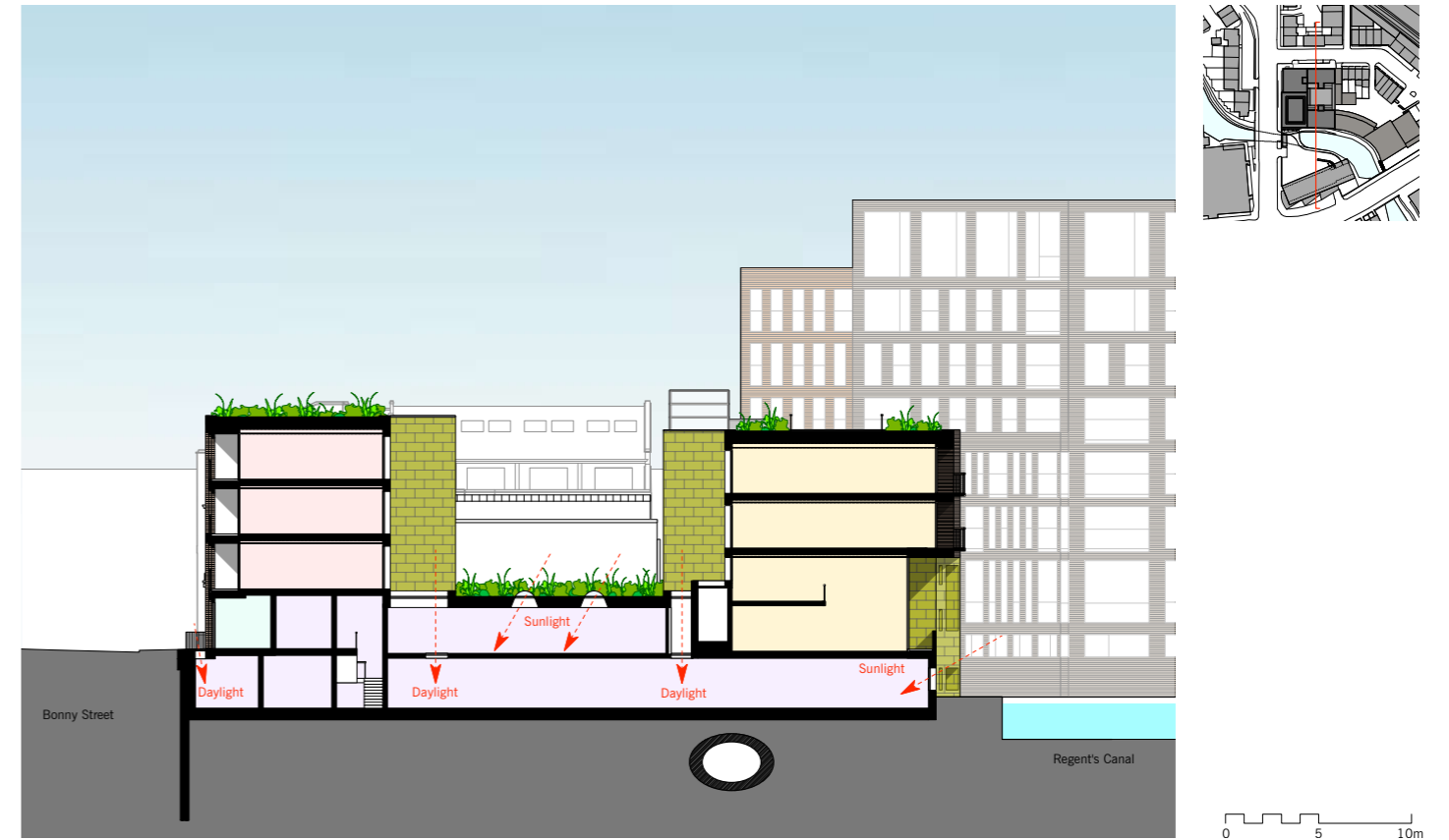
Commercial - Natural Light & Ventilation

The commercial spaces in Lower Ground and Ground Floor offer a sufficient level of natural light and ventilation.



Natural Ventilation

All levels of both commercial units can be ventilated naturally by cross ventilation.



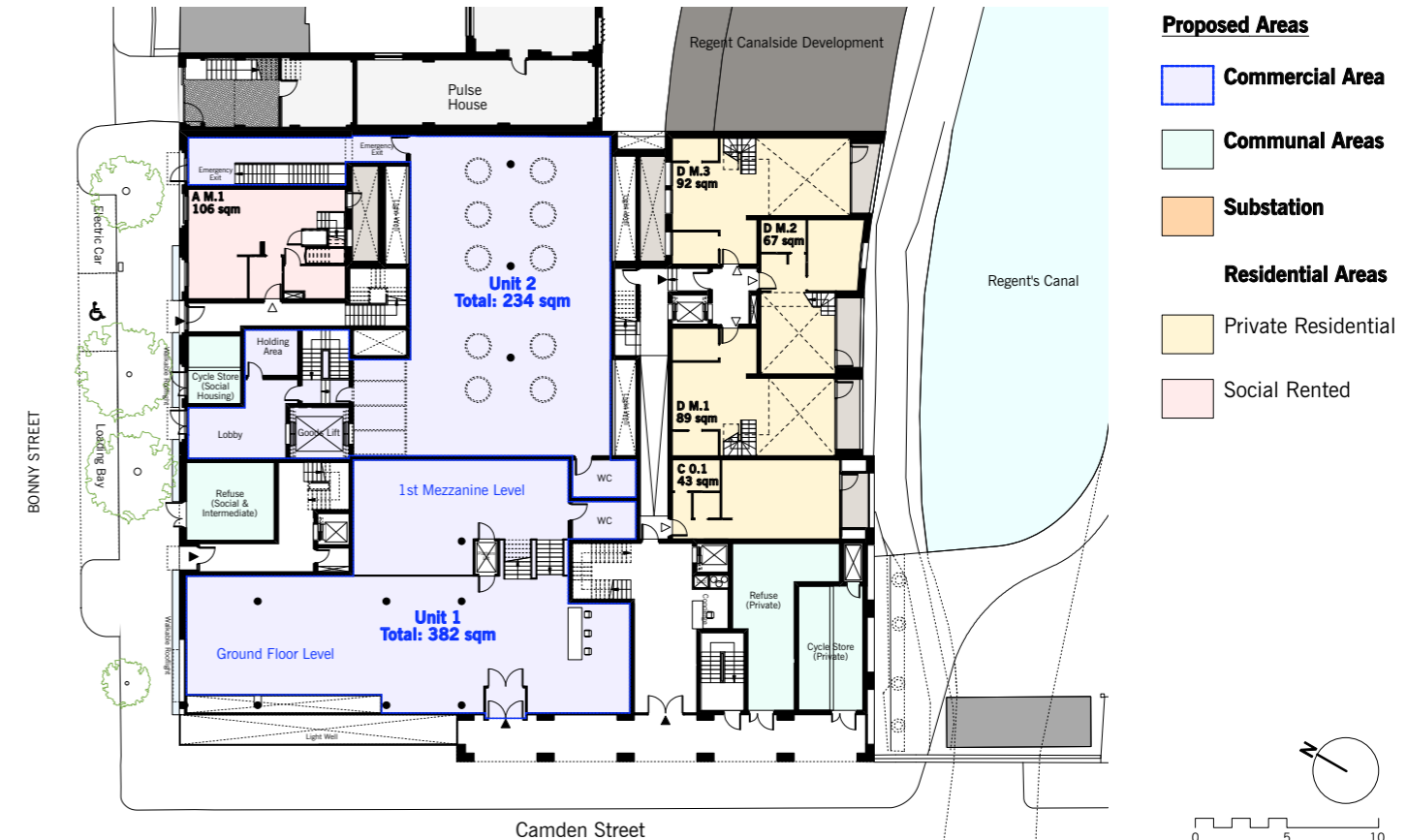
Natural Light

All commercial spaces in the Ground Floor including the Mezzanine Levels and most of the space in the Lower Ground Floor are naturally lit.

Employment Space - Small Units Option

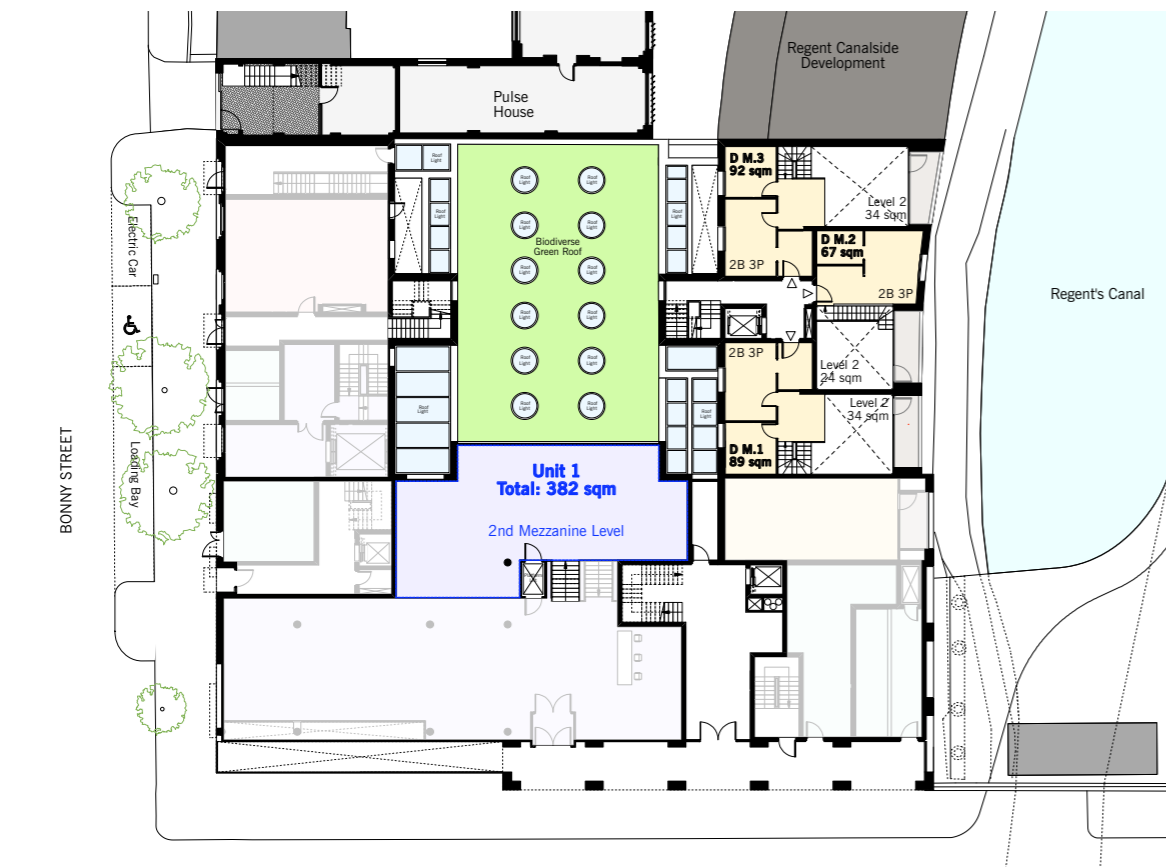


Lower Ground Floor Plan (Canal Level)



Ground Floor Plan (Street Level)

The proposed Commercial Space can be subdivided into 3 to 4 small units. Unit 1 would be accessed off Camden Street; Units 2,3,4 would be accessed off Bony Street



Ground Mezzanine Level Plan

Small Units Option Areas

Commercial Areas - Small Units Option

Proposed Areas (GIA)

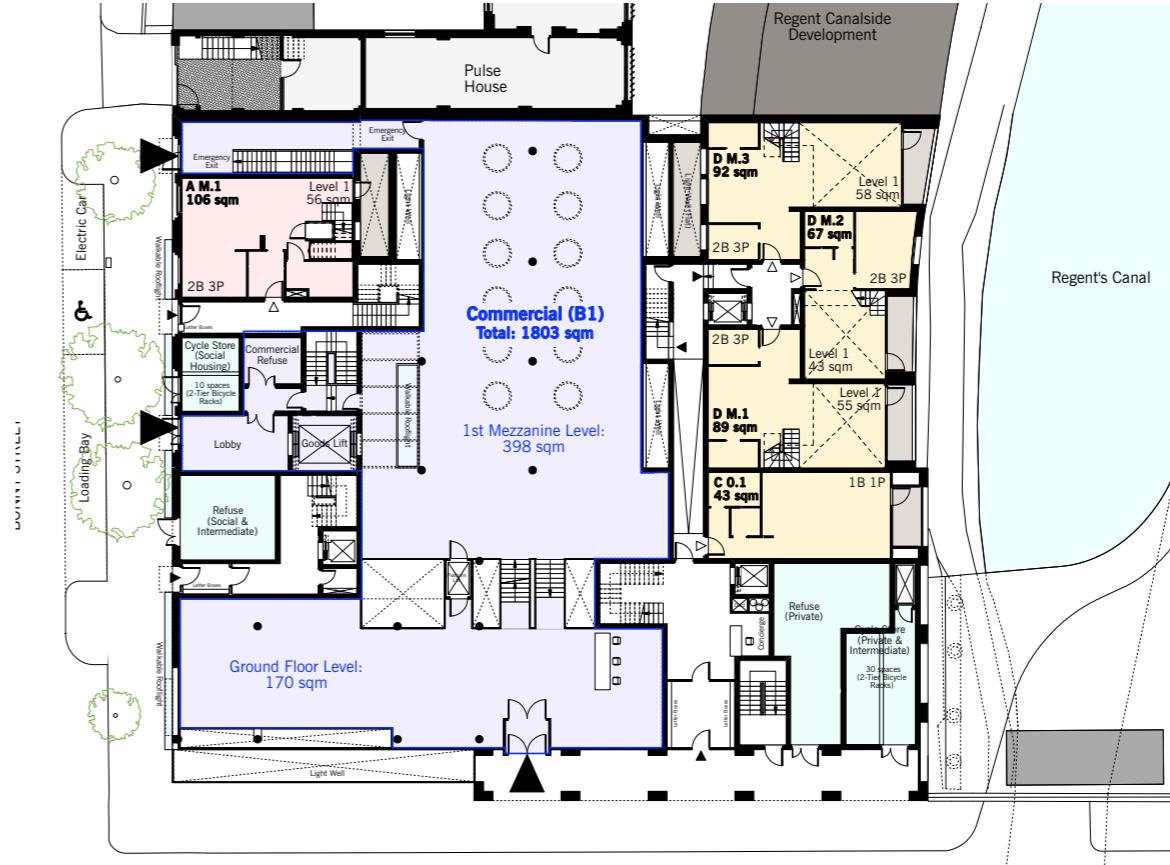
Unit 1	Ground Floor & Mezzanine Level	382 m ²	4,112 ft ²
Unit 2	Ground Floor	243 m ²	2,616 ft ²
Unit 3	Lower Ground Floor	407 m ²	4,381 ft ²
Unit 4	Lower Ground Floor	625 m ²	6,728 ft ²

Total Areas - Small Units Option		1657 m²	17,836 ft²
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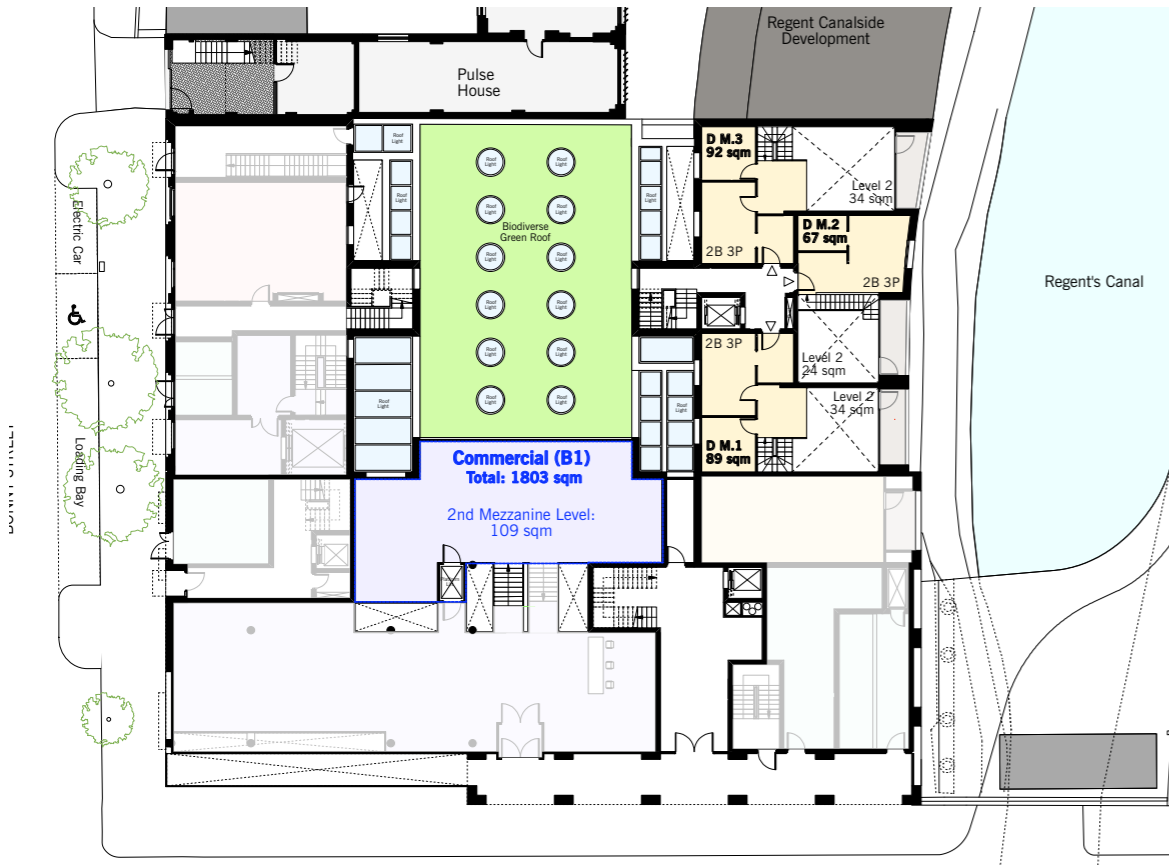
Employment Space - Proposed Building



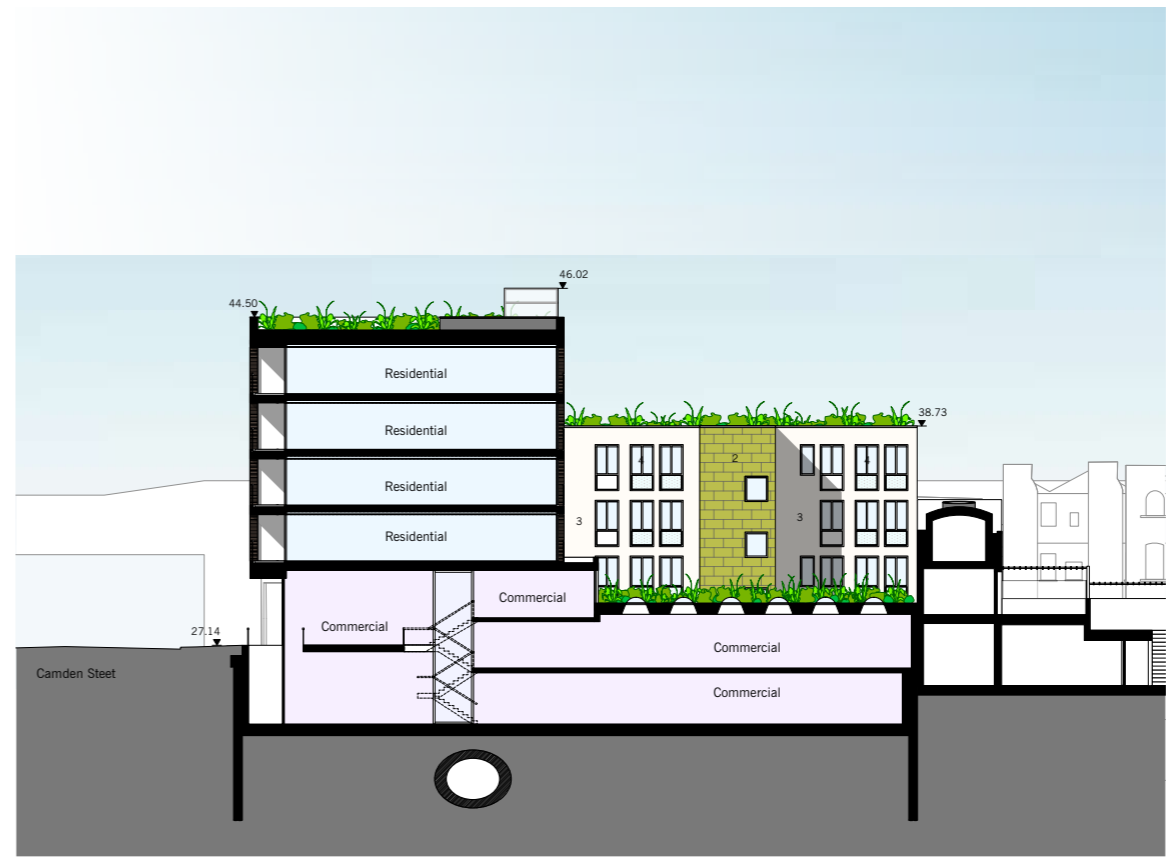
Lower Ground Floor Plan (Canal Level)



Ground Floor Plan (Street Level)



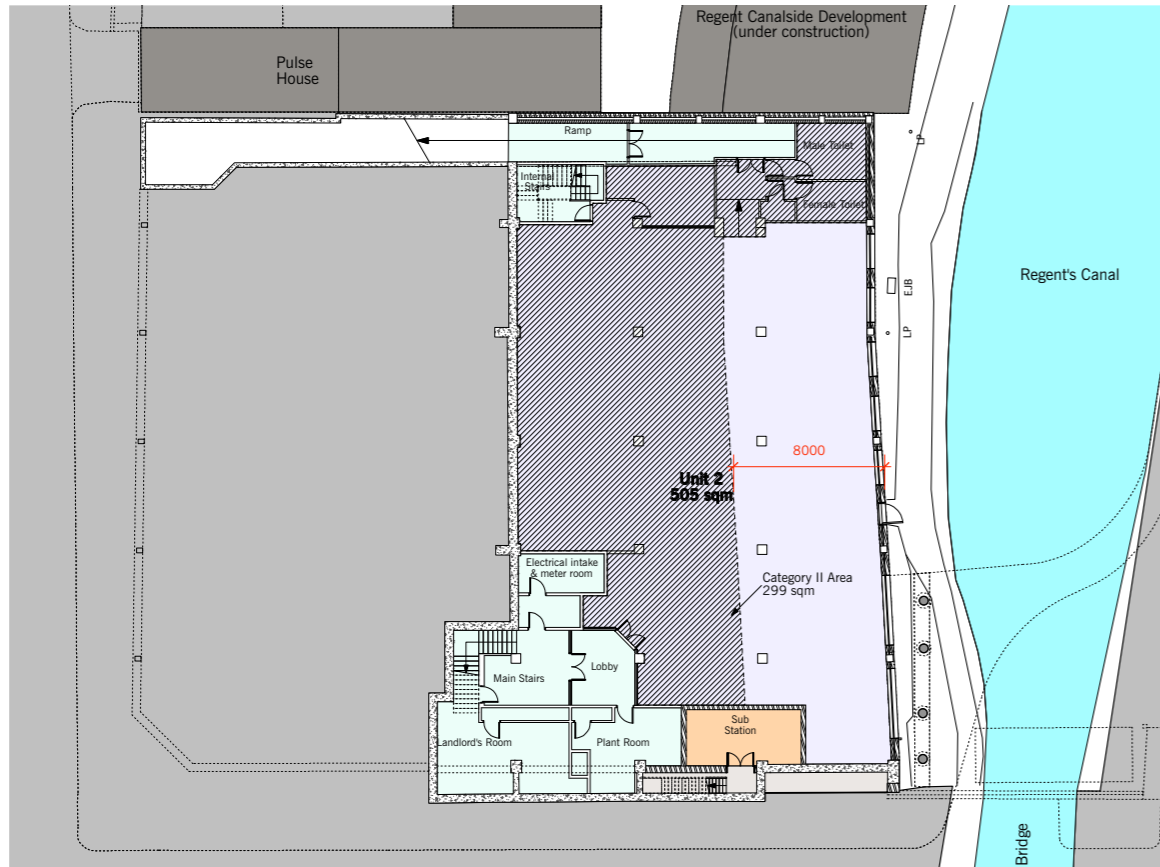
Ground Mezzanine Level Plan



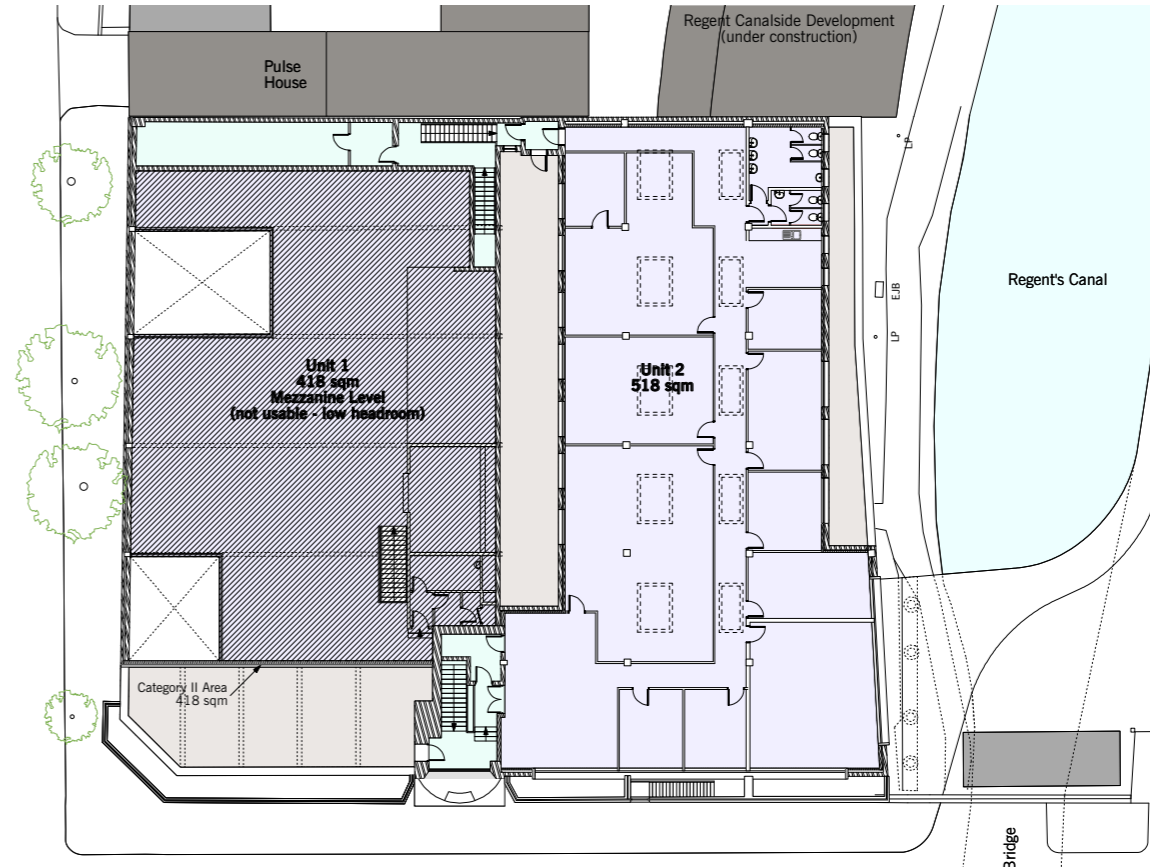
Longitude Section

- Proposed Areas**
- Commercial Area
 - Communal Areas
 - Substation
 - Residential Areas**
 - Private Residential
 - Social Rented

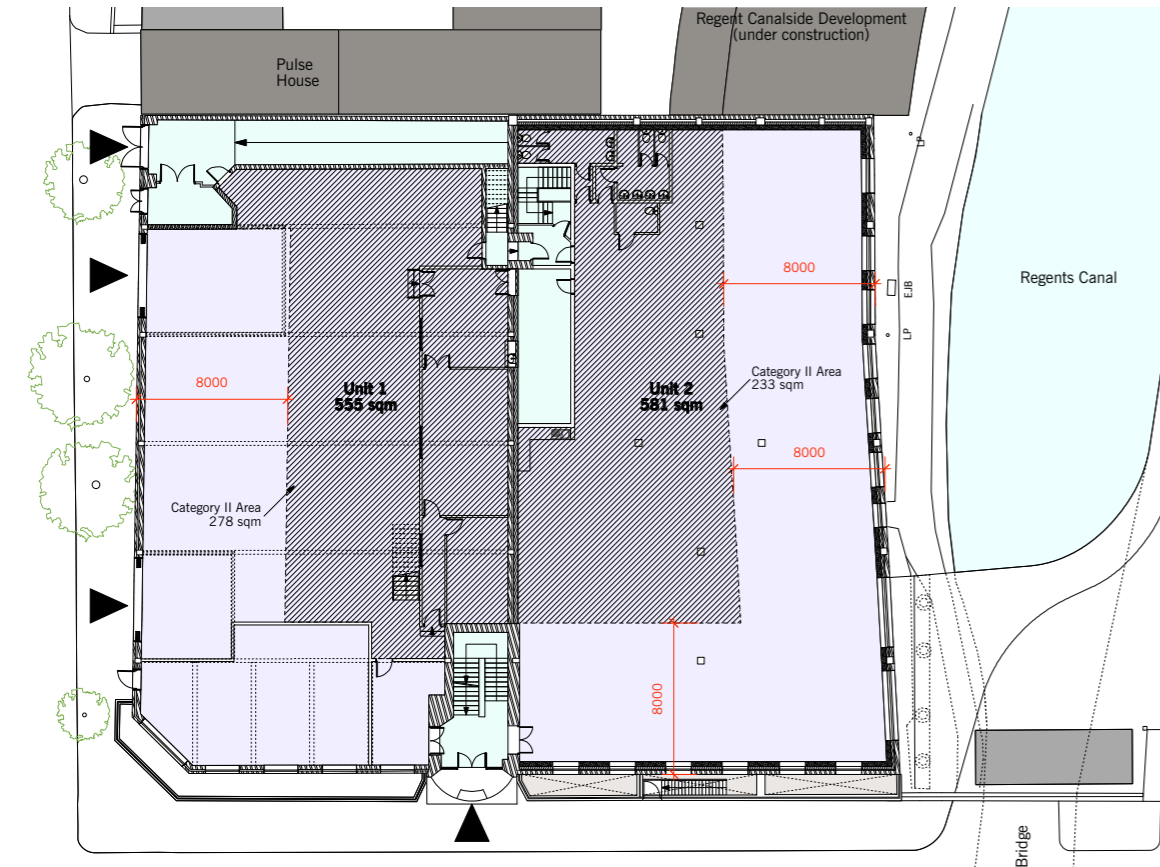
Employment Space - Existing Building



Lower Ground Floor Plan (Canal Level)



Mezzanine Level Plan



Ground Floor Plan (Street Level)

- Existing Areas**
- B1 Commercial - Category I**
Full usability
 - B1 Commercial - Category II**
Limited usability
 - Communal Space**
Lobbies, stairs, ramp & plants
 - Substation**

